

8312 46 Avenue NW  
Calgary, Alberta

MLS # A2205037



**\$700,000**

<b>Division:</b>	Bowness		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	932 sq.ft.	<b>Age:</b>	1956 (69 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Alley Access, Double Garage Detached, Oversized		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Low Maintenance Landscape, Private, Rectangular L		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum, Other	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Other, Stucco, Wood Frame, Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Beamed Ceilings, Built-in Features, Ceiling Fan(s), Central Vacuum, Laminate Counters, Natural Woodwork, See Remarks, Separate Entrance		
<b>Inclusions:</b>	N/A		

Beautifully maintained home in the heart of Bowness! Calling All Builders and Visionaries! Here's your chance to own an exceptional inner-city property on a sprawling R-CG lot. Perfectly positioned just steps from the Bow River, Bowmont Park, and endless scenic biking & walking paths. Whether you're dreaming of redevelopment or seeking a starter home with character, this 3 bedroom home delivers. Sitting on a generous lot, this home boasts an oversized detached garage, beamed ceilings, original wood accents, updated flooring, and a neutral color scheme that invites your personal touch. The location is unmatched—nestled near the lively shops of Bowness, the University of Calgary, and key amenities like the Foothills and Children's Hospitals, and all grocery stores and shops, both big and small. With easy access to downtown and the mountains, it offers the best of both worlds. This property is brimming with potential—live in it as is, renovate, or develop your dream project. Don't let this rare opportunity pass you by!